

Nancy L. Musselmann
319 North Vine Street
Berwick, PA 18603

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:

NONE

4. Name and address of the last recorded holder of every mortgage of record:

Citifinancial, Inc.
1115 Old Berwick Road
Bloomsburg, PA 17815



5. Name and address of every other person who has any record lien on the property:

NONE

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

NONE

7. Name and address of every other person of whom plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Columbia County Tax Claim Bureau
P.O. Box 380
Bloomsburg, PA 17815



Columbia County Register of Wills,
County Courthouse
Bloomsburg, PA 17815



United States of America
Inheritance Tax Bureau
Washington, DC 20530



PA Department of Revenue
Inheritance Tax Bureau
Strawberry Square, 11th Floor
Harrisburg, PA 17128-1100



Bureau of Compliance
Clearance Support Section/ATTN: Sheriff's Sale
Dept. 281230
Harrisburg, PA 17129-1230



Family Court/Domestic Relations Office
Columbia County Court House
P.O. Box 389
Bloomsburg, PA 17815

Dept. of Public Welfare
Box 2675
Harrisburg, PA 17105

OCCUPANTS/TENANTS
319 North Vine Street
Berwick, PA 18603

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.



Martha E. Von Rosenstiel
Attorney for Plaintiff

7002 2410 0004 4536 1371

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To: **Ralph L. Musselman**
 Street, Apt or PO Box: **319 North Vine Street**
 City, State: **Berwick, PA 18603**

PS Form 3817, Mar. 1989

7002 2410 0004 4536 1371

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To: **Nancy L. Musselman**
 Street, Apt or PO Box: **319 North Vine Street**
 City, State: **Berwick, PA 18603**

PS Form 3817, Mar. 1989

U.S. POSTAL SERVICE CERTIFICATE OF MAILING
 MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT PROVIDE FOR INSURANCE — POSTMASTER

Received From:

MARTHA E. VON ROSENSTIEL, P.C.
16 S. LANSDOWNE AVE.
P.O. BOX 457
LANSDOWNE, PA 19050

One piece of ordinary mail addressed to:

Ralph L. Musselman
319 North Vine Street
Berwick, PA 18603

PS Form 3817, Mar. 1989

14056-SS 8

Affix fee here in stamps or meter postage and postmark. Inquire of Postmaster for current fees.

LANSDOWNE, PA
 00.900 JUL 01 04
 19050

U.S. POSTAL SERVICE CERTIFICATE OF MAILING
 MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT PROVIDE FOR INSURANCE — POSTMASTER

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MARTHA E. VON ROSENSTIEL, P.C.
16 S. LANSDOWNE AVE.
P.O. BOX 457
LANSDOWNE, PA 19050

One piece of ordinary mail addressed to:

Nancy L. Musselman
319 North Vine Street
Berwick, PA 18603

PS Form 3817, Mar. 1989

14056-SS 8

Affix fee here in stamps or meter postage and postmark. Inquire of Postmaster for current fees.

LANSDOWNE, PA
 00.900 JUL 01 04
 19050

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 		A. Signature <i>Ralph L. Musselman</i> <div style="float: right;"> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee </div>	
1. Article Addressed to: Nancy L. Musselman 319 North Vine Street Berwick, PA 18603		B. Received by (Printed Name)	C. Date of Delivery 7/21/04
		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
		3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
2. Article Number (Transfer from service label) 7002 2410 0004 4536 1371			
PS Form 3811, August 2001		Domestic Return Receipt 14056-SS 8 102595-02-M-1540	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 		A. Signature <i>Ralph L. Musselman</i> <div style="float: right;"> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee </div>	
1. Article Addressed to: Ralph L. Musselman 319 North Vine Street Berwick, PA 18603		B. Received by (Printed Name)	C. Date of Delivery 7-31
		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
		3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
2. Article Number (Transfer from service label) 7002 2410 0004 4536 1364			
PS Form 3811, August 2001		Domestic Return Receipt 14056-SS 8 102595-02-M-1540	

For Accountable Mail

Name and Address of Sender

MARTHA E. VON ROSENSTIEL, P.C.
Attorney At Law
16 S. Lansdowne Ave
Lansdowne, PA 19050

☐ Registered Receipt ☐ Return for Merchandise
☐ Insured ☐ Int'l Recorded
☐ COD ☐ Certified ☐ Express Mail

Registered Mail:
☐ With Postal Insurance
☐ Without Postal Insurance
196
0462
4492

Postmark and Date of Receipt
02.700
1987-02-04
19055

Rest Del. Fee

Line Article Number Name of Addressee, Street, and Post Office Address

#14056-SF
1 of 1 PA Dept of Revenue
Inheritance Tax Bureau
Strawberry Square 11th Floor
Harrisburg, Pa. 17128

2 Columbia County Tax Claim Bureau
P.O. Box 380
Bloomsburg, PA 17815

3 Bureau of Compliance
Clearance Support Section
Attn: Sheriff sales
Dept. 281230
Harrisburg, Pa. 17129

4 USA
Inheritance Tax Bureau
Washington, DC 20530

5 Columbia County Register of Wills
County Courthouse
Bloomsburg, PA 17815

6 Occupants/Tenants
319 North Vine Street
Berwick, PA 18603

7 Family Court/Domestic Relations
Columbia County Court House
PO Box 389
Bloomsburg, PA 17815

8 Dept of Public Welfare
Box 2675
Harrisburg, PA 17105

9 Citifinancial, Inc.
1115 Old Berwick Road
Bloomsburg, PA 17815

10

11

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of Receiving Employee)

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per price subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. The maximum indemnity payable is \$913, and \$921 for limitations coverage on insured and COD.

Remarks

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/25/2004

SERVICE# 10 - OF - 17 SERVICES
DOCKET # 68ED2004

PLAINTIFF US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR
EQCC HOME EQUITY LOAN TRUST, 1999-3 (NATIONAL
CREDIT LOANS) C/O FAIRBANKS CAPITAL CORP.

DEFENDANT RALPH L. MUSSELMAN
NANCY L. MUSSELMAN

PERSON/CORP TO SERVED	PAPERS TO SERVED
CONNIE GINGER - TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
1615 LINCOLN AVE.	FORECLOSURE
BERWICK	

SERVED UPON CONNIE GINGER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 06/30/04 TIME 1420 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB ____ POE ____ CCSO ____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

Rene Dill

DATE 06/30/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/25/2004

SERVICE# 9 - OF - 17 SERVICES
DOCKET # 68ED2004

PLAINTIFF US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR
EQCC HOME EQUITY LOAN TRUST, 1999-3 (NATIONAL
CREDIT LOANS) C/O FAIRBANKS CAPITAL CORP.

DEFENDANT RALPH L. MUSSELMAN
NANCY L. MUSSELMAN

PERSON/CORP TO SERVED	PAPERS TO SERVED
BERWICK SEWER	WRIT OF EXECUTION - MORTGAGE
1108 FREAS AVE.	FORECLOSURE
BERWICK	

SERVED UPON KELLY GREEN

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 06/30/04 TIME 1550 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ____ POB ☒ POE ____ CCSO ____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

Paul Dill

DATE

06/30/04



July 2, 2004

Timothy T. Chamberlain
Sheriff of Columbia County
Court House- P.O. Box 380
Bloomsburg, PA 17815

**US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR EQCC HOME
EQUITY LOAN TRUST, 1999-3 (NATIONAL CREDIT LOANS) C/O
FAIRBANKS CAPITAL CORP.**

VS

**RALPH L. MUSSELMAN
NANCY L. MUSSELMAN**

DOCKET # 68ED2004

JD # 162JD2004

Dear Timothy:

The outstanding balance on sewer account #110340 for the property located at 319 Vine Street, Berwick, Pa through September 2004 is \$276.02.

Please feel free to contact me with any questions that you may have.

Sincerely,

Kelly Greer
Authority Clerk

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

Tax Notice 2004 County & Municipality

BERWICK BORO

FOR: COLUMBIA COUNTY

DATE 03/01/2004

BILL NO. 5136

MAKE CHECKS PAYABLE TO:

Cornie C. Gopher
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON. TUE. THUR & FRI : 9:30AM - 4PM
CLOSED WEDNESDAY & HOLIDAYS
CLOSED FRIDAY AFTER DISCOUNT

PHONE: 570-752-7442

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	15,327	5.646	84.81	86.54	95.19
SINKING		845	12.69	12.95	14.25
LIGHT		.75	11.27	11.50	12.08
FIRE		1.25	18.78	19.16	20.12
BORO RE		6.1	91.62	93.49	98.16
The discount & penalty have been calculated for your convenience			219.17	223.64	239.80
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

MUSSELMAN RALPH L & NANCY L
319 VINE STREET
BERWICK PA 18603

If you desire a receipt, send a self-addressed stamped envelope with your payment
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

DISCOUNT	CNTY	TWP	PARCEL	Land	Buildings	Total Assessment
Discount 2 %		2 %	04B-04-050-01,000	2,500	12,827	15,327
Penalty 10 %		5 %	319 VINE ST			
			0691 Acres			

This tax returned to courthouse on: January 1, 2005

FILE COPY

7/7/04 Not paid until 7/1/04

*Thank you
C. Gopher*

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/25/2004

SERVICE# 3 - OF - 17 SERVICES
DOCKET # 68ED2004

PLAINTIFF US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR
EQCC HOME EQUITY LOAN TRUST, 1999-3 (NATIONAL
CREDIT LOANS) C/O FAIRBANKS CAPITAL CORP.

DEFENDANT RALPH L. MUSSELMAN
NANCY L. MUSSELMAN

PERSON/CORP TO SERVED
CITIFINANCIAL INC.
1115 OLD BERWICK ROAD
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON ~~XXXXXXXXXX~~ Jessica Sargent

RELATIONSHIP BM IDENTIFICATION _____

DATE 6-28-4 TIME 1600 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ____ POB ☒ POE ____ CCSO ____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. C. [Signature]

DATE 6-28-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/25/2004

SERVICE# 4 - OF - 17 SERVICES
DOCKET # 68ED2004

PLAINTIFF US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR
EQCC HOME EQUITY LOAN TRUST, 1999-3 (NATIONAL
CREDIT LOANS) C/O FAIRBANKS CAPITAL CORP.

DEFENDANT RALPH L. MUSSELMAN
NANCY L. MUSSELMAN

PERSON/CORP TO SERVED	PAPERS TO SERVED
REGISTER OF WILLS	WRIT OF EXECUTION - MORTGAGE
PO BOX 380	FORECLOSURE
BLOOMSBURG	

SERVED UPON Beverly

RELATIONSHIP _____ IDENTIFICATION _____

DATE 6-28-4 TIME 0825 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB X POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

J. Cal

DATE 6-28-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/25/2004

SERVICE# 11 - OF - 17 SERVICES
DOCKET # 68ED2004

PLAINTIFF US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR
EQCC HOME EQUITY LOAN TRUST, 1999-3 (NATIONAL
CREDIT LOANS) C/O FAIRBANKS CAPITAL CORP.

DEFENDANT RALPH L. MUSSELMAN
NANCY L. MUSSELMAN

PERSON/CORP TO SERVED
DOMESTIC RELATIONS
15 PERRY AVE.
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

[Signature]

RELATIONSHIP

IDENTIFICATION

DATE 6-28-4 TIME 0900 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB ☒ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA _____
C. CORPORATION MANAGING AGENT _____
D. REGISTERED AGENT _____
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE _____

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

[Signature]

DATE 6-28-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/25/2004

SERVICE# 14 - OF - 17 SERVICES
DOCKET # 68ED2004

PLAINTIFF

US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR
EQCC HOME EQUITY LOAN TRUST, 1999-3 (NATIONAL
CREDIT LOANS) C/O FAIRBANKS CAPITAL CORP.

DEFENDANT

RALPH L. MUSSELMAN
NANCY L. MUSSELMAN

PERSON/CORP TO SERVED
COLUMBIA COUNTY TAX CLAIM
PO BOX 380
BLOOMSBURG

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

Renee Newhart

RELATIONSHIP

IDENTIFICATION

DATE 6-28-4

TIME 0830

MILEAGE

OTHER

Race ___ Sex ___ Height ___ Weight ___ Eyes ___ Hair ___ Age ___ Military ___

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ___ POB ☒ POE ___ CCSO ___
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

J. Carter

DATE 6-28-4

REAL ESTATE OUTLINE

ED # 68-84

DATE RECEIVED 6-25-04
DOCKET AND INDEX 6-25-04
SET FILE FOLDER UP 6-25-04

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE ✓
WATCHMAN RELEASE FORM ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR \$1,350.00 OR ✓ CK# 34601

****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE Aug, 25, 04 TIME 1000
POSTING DATE July 19
ADV. DATES FOR NEWSPAPER
1ST WEEK Aug. 4
2ND WEEK 7
3RD WEEK 15, 04

SHERIFF'S SALE

WEDNESDAY AUGUST 25, 2004 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 68 OF 2004 ED AND CIVIL WRIT NO. 162 OF 2004 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the Westerly boundary line of Vine Street between Woodlin Street and Third Street and being at the Southeast corner of lands now or late of Yadviga Gorezynski; thence along the Westerly boundary line of Vine Street South 24 degrees, 04 minutes, 16 seconds East, 43.00 feet to an iron pin at the Northeast corner of lands now or late of John Thoryk; thence along the Northerly boundary of said Thoryk lands South 65 degrees, 55 minutes, 44 seconds West 70.00 feet to an iron pin which is located on a course of North 65 degrees, 55 minutes, 44 seconds East and 70.00 feet distant from an iron pin on the Easterly boundary line of Grant Street; thence North 24 degrees, 04 minutes, 16 seconds West, 43.00 feet to an iron pine in the Southerly boundary line of lands of the aforementioned Yadviga Gorezynski; thence along the Southerly boundary line of same North 65 degrees, 55 minutes, 44 seconds East, 70.00 feet to an iron pine, the place of beginning.

CONTAINING 3,010 square feet of land and being known and designated as 319 Vine Street, Berwick, Pennsylvania.

TAX PARCEL #O4B-O4-050-01

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiff's Attorney
Martha E. Von Rosenstiel
Po Box 457
Lansdowne, PA 19050

Acting Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

SHERIFF'S SALE

WEDNESDAY AUGUST 25, 2004 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 68 OF 2004 ED AND CIVIL WRIT NO. 162 OF 2004 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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CONTAINING 3,010 square feet of land and being known and designated as 319 Vine Street, Berwick, Pennsylvania.

TAX PARCEL #04B-O4-050-01

TERMS OF SALE

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Plaintiff's Attorney
Martha E. Von Rosenstiel
Po Box 457
Lansdowne, PA 19050

Acting Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

SHERIFF'S SALE

WEDNESDAY AUGUST 25, 2004 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 68 OF 2004 ED AND CIVIL WRIT NO. 162 OF 2004 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the Westerly boundary line of Vine Street between Woodlin Street and Third Street and being at the Southeast corner of lands now or late of Yadviga Gorezynski; thence along the Westerly boundary line of Vine Street South 24 degrees, 04 minutes, 16 seconds East, 43.00 feet to an iron pin at the Northeast corner of lands now or late of John Thoryk; thence along the Northerly boundary of said Thoryk lands South 65 degrees, 55 minutes, 44 seconds West 70.00 feet to an iron pin which is located on a course of North 65 degrees, 55 minutes, 44 seconds East and 70.00 feet distant from an iron pin on the Easterly boundary line of Grant Street; thence North 24 degrees, 04 minutes, 16 seconds West, 43.00 feet to an iron pine in the Southerly boundary line of lands of the aforementioned Yadviga Gorczynski; thence along the Southerly boundary line of same North 65 degrees, 55 minutes, 44 seconds East, 70.00 feet to an iron pine, the place of beginning.

CONTAINING 3,010 square feet of land and being known and designated as 319 Vine Street, Berwick, Pennsylvania.

TAX PARCEL #04B-O4-050-01

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiff's Attorney
Martha E. Von Rosenstiel
Po Box 457
Lansdowne, PA 19050

Acting Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

Shirley's Copy

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel
16 South Lansdowne Avenue
P.O. Box 457
Lansdowne, PA 19050
610 623-2660
Attorney I.D.# 52634

Attorney for Plaintiff

US Bank National Association as Trustee For : COURT OF COMMON PLEAS
EQCC Home Equity Loan Trust, 1999-3 : COLUMBIA COUNTY
(Nation Credit loans) :
c/o Fairbanks Capital Corp. :
3815 South West Temple :
Salt Lake City UT 84115-4412 : No: 2004-CV-162

Plaintiff

vs.

Ralph L. Musselman and
Nancy L. Musselmman
319 North Vine Street
Berwick, PA 18603

Defendants

AFFIDAVIT OF NOTICE PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA:

SS

COUNTY OF DELAWARE :

MARTHA E. VON ROSENSTIEL, attorney for the plaintiff in the above action, sets forth as of the date the praecipe for the Writ of Execution was filed the following information concerning the real property located at 319 North Vine Street, Berwick, PA 18603:

1. Name and address of owners(s) or reputed owner(s)

Ralph L. Musselman
319 North Vine Street
Berwick, PA 18603

Nancy L. Musselmman
319 North Vine Street
Berwick, PA 18603

2. Name and address of defendant(s) in the judgment:

Ralph L. Musselman
319 North Vine Street
Berwick, PA 18603

Nancy L. Musselman
319 North Vine Street
Berwick, PA 18603

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:

NONE

4. Name and address of the last recorded holder of every mortgage of record:

Citifinancial, Inc.
1115 Old Berwick Road
Bloomsburg, PA 17815

5. Name and address of every other person who has any record lien on the property:

NONE

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

NONE

7. Name and address of every other person of whom plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Columbia County Tax Claim Bureau
P.O. Box 380
Bloomsburg, PA 17815

Columbia County Register of Wills
County Courthouse
Bloomsburg, PA 17815

United States of America
Inheritance Tax Bureau
Washington, DC 20530

PA Department of Revenue
Inheritance Tax Bureau
Strawberry Square, 11th Floor
Harrisburg, PA 17128-1100

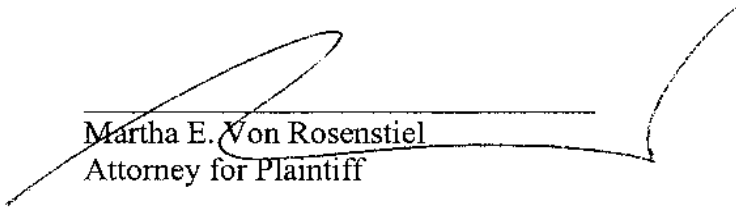
Bureau of Compliance
Clearance Support Section/ATTN: Sheriff's Sale
Dept. 281230
Harrisburg, PA 17129-1230

Family Court/Domestic Relations Office
Columbia County Court House
P.O. Box 389
Bloomsburg, PA 17815

Dept. of Public Welfare
Box 2675
Harrisburg, PA 17105

OCCUPANTS/TENANTS
319 North Vine Street
Berwick, PA 18603

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.



Martha E. Von Rosenstiel
Attorney for Plaintiff

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the Westerly boundary line of Vine Street between Woodlin Street and Third Street and being at the Southeast corner of lands now or late of Yadviga Gorezynski; thence along the Westerly boundary line of Vine Street South 24 degrees, 04 minutes, 16 seconds East, 43.00 feet to an iron pin at the Northeast corner of lands now or late of John Thoryk; thence along the Northerly boundary of said Thoryk lands South 65 degrees, 55 minutes, 44 seconds West 70.00 feet to an iron pin which is located on a course of North 65 degrees, 55 minutes, 44 seconds East and 70.00 feet distant from an iron pin on the Easterly boundary line of Grant Street; thence North 24 degrees, 04 minutes, 16 seconds West, 43.00 feet to an iron pine in the Southerly boundary line of lands of the aforementioned Yadviga Gorezynski; thence along the Southerly boundary line of same North 65 degrees, 55 minutes, 44 seconds East, 70.00 feet to an iron pine, the place of beginning.

CONTAINING 3,010 square feet of land and being known and designated as 319 Vine Street, Berwick, Pennsylvania.

TAX PARCEL #04B-04-050-01

MARTHA E. VON ROSENSTIEL, P.C.
ATTORNEY AT LAW
16 SOUTH LANSDOWNE AVENUE
P.O. BOX 457
LANSDOWNE, PA 19050

PHONE (610) 623-2660

FAX (610) 623-2745

June 21, 2004

Columbia County Sheriff's Office
P.O. Box 380
35 W. Main Street
Bloomsburg, PA 17815

RE: Ralph L. Musselman and Nancy L. Musselmmman
319 North Vine Street
Berwick, PA 18603
Our File# 14056
CCP 2004-CV-162

Dear Sir or Madam:

Enclosed please find the documents necessary to schedule the above property for the next available sale date along with the Deposit on the Sheriff's Sale, my check in the amount of \$1,350.00. Please advise me when the Sheriff's Sale has been scheduled.

Please make service on person(s) named AT ALL ADDRESSES INDICATED (OR serve any adult in charge of premises and note name and relationship to defendant(s) on service return. Special service will be noted.

**Ralph L. Musselman
319 North Vine Street
Berwick, PA 18603**

AND

**Nancy L. Musselmmman
319 North Vine Street
Berwick, PA 18603**

I have enclosed a self-addressed stamped envelope for your convenience in returning the service form. Thank you for your assistance in this matter.

Sincerely yours,

Sue Fruit
Sue Fruit

LEGAL DESCRIPTION

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BEGINNING at an iron pin on the Westerly boundary line of Vine Street between Woodlin Street and Third Street and being at the Southeast corner of lands now or late of Yadviga Gorezynski; thence along the Westerly boundary line of Vine Street South 24 degrees, 04 minutes, 16 seconds East, 43.00 feet to an iron pin at the Northeast corner of lands now or late of John Thoryk; thence along the Northerly boundary of said Thoryk lands South 65 degrees, 55 minutes, 44 seconds West 70.00 feet to an iron pin which is located on a course of North 65 degrees, 55 minutes, 44 seconds East and 70.00 feet distant from an iron pin on the Easterly boundary line of Grant Street; thence North 24 degrees, 04 minutes, 16 seconds West, 43.00 feet to an iron pine in the Southerly boundary line of lands of the aforementioned Yadviga Gorezynski; thence along the Southerly boundary line of same North 65 degrees, 55 minutes, 44 seconds East, 70.00 feet to an iron pine, the place of beginning.

CONTAINING 3,010 square feet of land and being known and designated as 319 Vine Street, Berwick, Pennsylvania.

TAX PARCEL #04B-04-050-01

Copy

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)
P.R.C.P. 3180 to 3183 and Rule 3257

U.S. Bank National Association as
 Trustee for EQCC Home Equity Loan
 Trust, 1999-3 (Nation Credit Loans)

vs.

Ralph L. Musselman and
 Nancy L. Musselman

IN THE COURT OF COMMON PLEAS OF
 COLUMBIA COUNTY, PENNSYLVANIA

No. 2004-CV-162 Term, 20- ... E.D.No. 2004-ED-68 Term, 20- A.D.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of _____:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and
 sell the following described property (specifically describe property below):

PREMISES: 319 North Vine Street
 Berwick, PA 18603

THE WITHIN WRIT IS HEREBY

REISSUED THIS 25th DAY OF JuneA. D. 2004

TAMI B. KLINE, PROTHONOTARY

Per Molly A. Rudenka**Proth. & Clk. Of Sev. Courts****My Com. Ex. 1st Mon. Jan 2008**

Amount Due

\$ 30,719.77Interest from 04/06/04

to Sale Date @ \$8.73 per diem

Attorney's fees

Costs

Total

\$ _____

\$ _____

\$ _____

\$ _____

as endorsed.

Dated

6/25/04

(SEAL)

Tami B. KlineProthonotary, Common Pleas Court of
 Columbia County, Penna.

By:

Elizabeth A. Bruner

Deputy

<p>so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.</p>	<p>Article Addressed to:</p> <p>Bureau of Compliance Dept. 281230 Harrisburg, PA 17129</p>	<p>Article Number <i>(Transfer from service label)</i></p>	<p>7003 09</p>	<p>Domestic Ret.</p>
		<p>Form 3811, August 2001</p>		

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>	<p>A. Signature 68 <div style="text-align: center; font-size: 2em; font-weight: bold;">X</div> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Address</p>
<p>1. Article Addressed to:</p> <p style="font-size: 1.2em; margin-top: 20px;">USA Inheritance Tax Bureau Washington, DC 20530</p>	<p>B. Received by <u>Print Name</u> Brent Harris</p> <p>C. Date of Delivery 11/18/01</p>
<p>2. Article Number <i>(transfer from service label)</i></p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>	<p>4. Restricted Delivery? <i>(Extra Fee)</i> <input type="checkbox"/> Yes</p>

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

2. Article Number

(Transfer from service label)

7003 0500 0001 9055 8474

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☒ Address

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail☐ Registered ☐ Return Receipt for Merchandise☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106

2. Article Number

(Transfer from service label)

7003 0500 0001 9055 8511

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☒ Address

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail☐ Registered ☐ Return Receipt for Merchandise☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

U. S. SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
ROBERT N.C. NIX FEDERAL BUILDING
900 MARKET STREET- 5TH FLOOR
PHILADELPHIA, PA 19107

2. Article Number

(Transfer from service label)

7003 0500 0001 9055 8504

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☒ Address

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

Service Type

☒ Certified Mail ☐ Express Mail☐ Registered ☐ Return Receipt for Merchandise☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel
16 South Lansdowne Avenue
P.O. Box 457
Lansdowne, PA 19050
610 623-2660
Attorney I.D.# 52634

Attorney for Plaintiff

US Bank National Association as Trustee For : COURT OF COMMON PLEAS
EQCC Home Equity Loan Trust, 1999-3 : COLUMBIA COUNTY
(Nation Credit loans) :
c/o Fairbanks Capital Corp. :
3815 South West Temple :
Salt Lake City UT 84115-4412 : No: 2004-CV-162

Plaintiff

vs.

Ralph L. Musselman and
Nancy L. Musselmmman
319 North Vine Street
Berwick, PA 18603

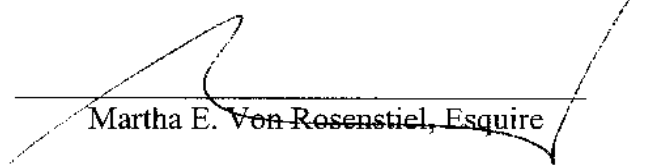
Defendants

CERTIFICATION

I hereby certify that I am the attorney of record for the plaintiff in this action against real property, and further certify that this property is:

- ☐ () FHA – Tenant Occupied or Vacant
- ☐ () Commercial
- ☐ () As a result of a Complaint in Assumpsit
- ☒ (X) That the plaintiff has complied in all respects with
Section 403 of the Mortgage Assistance Act including but not limited to:
 - (a) Service of the Notice on the defendants
 - (b) Expiration of the 30 days since Service of the notice.
 - (c) Defendants failure to request or appear at meeting
with mortgagee or Consumer Credit Agency.
 - (d) Defendants failure to file application with the
Homeowners Emergency Assistance Program.

I further agree to indemnify and hold harmless the Sheriff for any false statement given herein.


Martha E. Von Rosenstiel, Esquire

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel
16 South Lansdowne Avenue
P.O. Box 457
Lansdowne, PA 19050
610 623-2660
Attorney I.D.# 52634

Attorney for Plaintiff

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(Nation Credit loans) :
c/o Fairbanks Capital Corp. :
3815 South West Temple :
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Plaintiff

vs.

Ralph L. Musselman and
Nancy L. Musselmman
319 North Vine Street
Berwick, PA 18603

Defendants

AFFIDAVIT OF LAST KNOWN ADDRESS

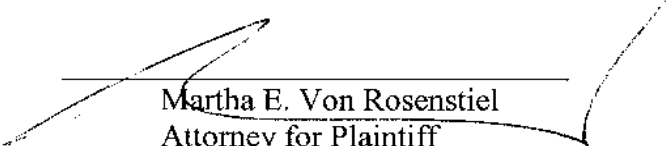
MARTHA E. VON ROSENSTIEL, attorney for the plaintiff in the above action, sets forth as of the date the praecipe for the Writ of Execution was filed the addresses of the parties are as follows:

1. Name and address of owners(s) or reputed owner(s) and/or defendant(s) in the judgment:

Ralph L. Musselman
319 North Vine Street
Berwick, PA 18603

Nancy L. Musselmman
319 North Vine Street
Berwick, PA 18603

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.


Martha E. Von Rosenstiel
Attorney for Plaintiff

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel
16 South Lansdowne Avenue
P.O. Box 457
Lansdowne, PA 19050
610 623-2660
Attorney I.D.# 52634

Attorney for Plaintiff

US Bank National Association as Trustee For : COURT OF COMMON PLEAS
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(Nation Credit loans) :
c/o Fairbanks Capital Corp. :
3815 South West Temple :
Salt Lake City UT 84115-4412 : No: 2004-CV-162

2004-ED-68

Plaintiff

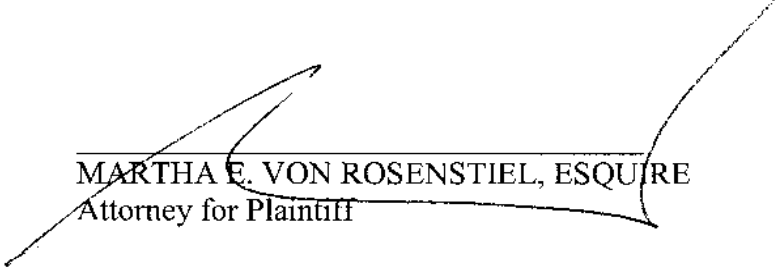
vs.

Ralph L. Musselman and
Nancy L. Musselmmann
319 North Vine Street
Berwick, PA 18603

Defendants

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is round in possession, after notifying such person of such levy or attachment without liability on the party of such deputy or the Sheriff or any Plaintiff here for any loss, destructions or removal of any such property before Sheriff's Sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.


MARTHA E. VON ROSENSTIEL, ESQUIRE
Attorney for Plaintiff

Martha E. Von Rosenstiel
Attorney for Plaintiff
16 South Lansdowne Avenue
P.O. Box 457
Lansdowne, PA 19050
610 623-2660
Attorney I.D.# 52634

SHORT DESCRIPTION

DOCKET# 2004-CV-162

IN THE Borough of Berwick, County of Columbia and State of Pennsylvania at an iron pin on the Westerly boundary line of Vine Street between Woodlin Street and Third

FRONT: 70.00 feet DEPTH: 43.00 feet

TAX PARCEL# 04B-04-050-01

PROPERTY: 319 North Vine Street, Berwick, PA 18603

IMPROVEMENTS: Residential Dwelling

TO BE SOLD AS THE PROPERTY OF: Ralph L. Musselman and Nancy L. Musselmman

Martha E. Von Rosenstiel
Attorney for Plaintiff
16 South Lansdowne Avenue
P.O. Box 457
Lansdowne, PA 19050
610 623-2660
Attorney I.D.# 52634

SHORT DESCRIPTION

DOCKET# 2004-CV-162

IN THE Borough of Berwick, County of Columbia and State of Pennsylvania at an iron pin on the Westerly boundary line of Vine Street between Woodlin Street and Third

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Martha E. Von Rosenstiel
Attorney for Plaintiff
16 South Lansdowne Avenue
P.O. Box 457
Lansdowne, PA 19050
610 623-2660
Attorney I.D.# 52634

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IMPROVEMENTS: Residential Dwelling

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Martha E. Von Rosenstiel
Attorney for Plaintiff
16 South Lansdowne Avenue
P.O. Box 457
Lansdowne, PA 19050
610 623-2660
Attorney I.D.# 52634

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Martha E. Von Rosenstiel
Attorney for Plaintiff
16 South Lansdowne Avenue
P.O. Box 457
Lansdowne, PA 19050
610 623-2660
Attorney I.D.# 52634

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Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel
16 South Lansdowne Avenue
P.O. Box 457
Lansdowne, PA 19050
610 623-2660
Attorney I.D.# 52634

Attorney for Plaintiff

US Bank National Association as Trustee For : COURT OF COMMON PLEAS
EQCC Home Equity Loan Trust, 1999-3 : COLUMBIA COUNTY
(Nation Credit loans) :
c/o Fairbanks Capital Corp. :
3815 South West Temple :
Salt Lake City UT 84115-4412 : No: 2004-CV-162

2004-ED-68

Plaintiff

vs.

Ralph L. Musselman and
Nancy L. Musselmman
319 North Vine Street
Berwick, PA 18603

Defendants

**THIS IS AN ATTEMPT TO COLLECT A DEBT ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE
NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

**TO: Ralph L. Musselman and Nancy L. Musselmman
319 North Vine Street
Berwick, PA 18603**

Your house and/or real estate at 319 North Vine Street, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on _____ at 10:00 A.M. to enforce the court judgment of \$30,719.77 obtained by US Bank National Association as Trustee For EQCC Home Equity Loan Trust, 1999-3 (Nation Credit loans) against you.

**NOTICE OF OWNERS RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take IMMEDIATE action:

1. The sale will be cancelled if you pay to US Bank National Association as Trustee For EQCC Home Equity Loan Trust, 1999-3 (Nation Credit loans) the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call 610 623-2660.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may contact an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling 610 623-2660.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of the property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call 610 623-2660.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff on a date to be announced by the Sheriff. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is posted.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**NORTH PENN LEGAL SERVICES
168 E. 5TH STREET
BLOOMBERG, PA 17815
(570) 784-8760**

US Bank National Association as Trustee For : COURT OF COMMON PLEAS
EQCC Home Equity Loan Trust, 1999-3 : COLUMBIA COUNTY
(Nation Credit loans) :
c/o Fairbanks Capital Corp. :
3815 South West Temple :
Salt Lake City UT 84115-4412 : No: 2004-CV-162

Plaintiff

vs.

Ralph L. Musselman and
Nancy L. Musselmmman
319 North Vine Street
Berwick, PA 18603

Defendants

CLAIM FOR EXEMPTION

To the Sheriff:

I, the above named defendant, claim exemption of property from levy or attachment:

(1) From my real property in my possession which has been levied upon,

(a) I desire that my \$300.00 statutory exemption be set-aside in kind (specify real property to be set-aside in kind):

I request a prompt court hearing to determine the exemption. Notice of the hearing should be given to me at

(Address) (Telephone Number)

I verify that the statements made in this Claim for Exemption are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Date:

Signature

THIS CLAIM TO BE FILED WITH THE OFFICE OF THE SHERIFF
COLUMBIA COUNTY COURT HOUSE, 35 WEST MAIN STREET
BLOOMSBURG, PA 17815
570-389-5622

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the Westerly boundary line of Vine Street between Woodlin Street and Third Street and being at the Southeast corner of lands now or late of Yadviga Gorezynski; thence along the Westerly boundary line of Vine Street South 24 degrees, 04 minutes, 16 seconds East, 43.00 feet to an iron pin at the Northeast corner of lands now or late of John Thoryk; thence along the Northerly boundary of said Thoryk lands South 65 degrees, 55 minutes, 44 seconds West 70.00 feet to an iron pin which is located on a course of North 65 degrees, 55 minutes, 44 seconds East and 70.00 feet distant from an iron pin on the Easterly boundary line of Grant Street; thence North 24 degrees, 04 minutes, 16 seconds West, 43.00 feet to an iron pine in the Southerly boundary line of lands of the aforementioned Yadviga Gorezynski; thence along the Southerly boundary line of same North 65 degrees, 55 minutes, 44 seconds East, 70.00 feet to an iron pine, the place of beginning.

CONTAINING 3,010 square feet of land and being known and designated as 319 Vine Street, Berwick, Pennsylvania.

TAX PARCEL #04B-04-050-01

MARTHA E. VON ROSENSTIEL, P.C.
F-ACCOUNT
16 SOUTH LANSDOWNE AVENUE
LANSDOWNE, PA 19050-2102

PNC BANK, NATIONAL ASSOCIATION
PHILADELPHIA, PA
3-5/310


34601

6/21/2004

PAY TO THE
ORDER OF Sheriff Of Allegheny County

One Thousand Three Hundred Fifty and 00/100*****
\$ **1,350.00

Sheriff Of Allegheny County

DOLLARS 

MEMO 14056

Maurice Vetter

⑈034601⑈ ⑆031000053⑆ 8542938948⑈